

SCALE IN FEET

APPLICANT INFORMATION

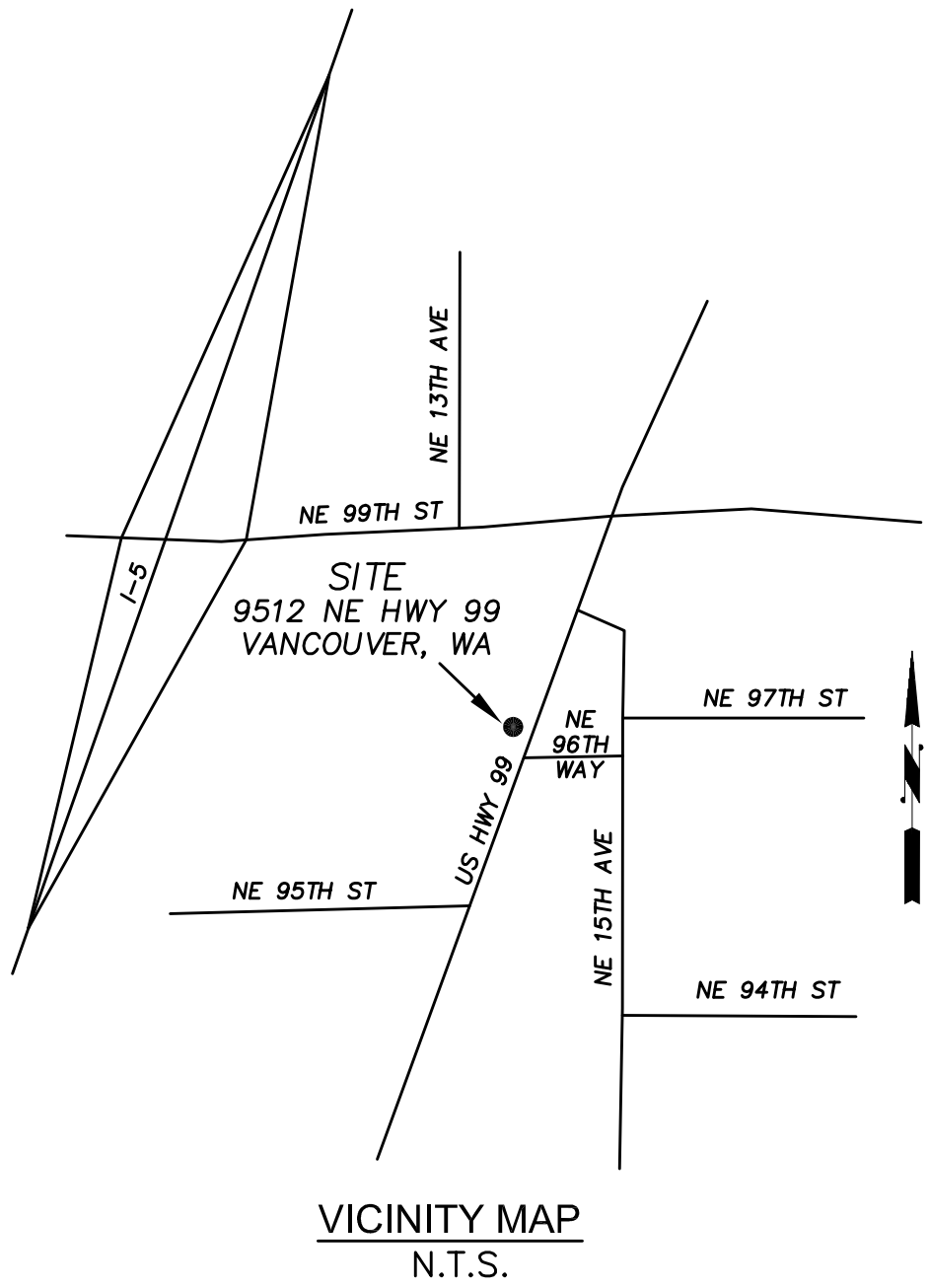
AUTOZONE, INC.
123 SOUTH FRONT STREET
MEMPHIS, TN 38103
(901) 495-8991
ATTN: MITCH BRAMLITT
mitch.bramlitt@autozone.com

PROPERTY OWNER INFORMATION

WINCO FOODS, LLC
650 N. ARMSTRONG PLACE
BOISE, ID 83704
(208) 377-0110
ATTN: MORGAN RANDIS
morgan.randis@wincofoods.com

CONTACT INFORMATION

J-U-B ENGINEERS, INC.
2810 W. CLEARWATER AVENUE
KENNEWICK, WA 99336
(509) 783-2144
ATTN: PAUL ANDERSON
panderson@jub.com



SITE PLAN APPLICATION NOTES:

- EASEMENT INFORMATION: ACCESS, UTILITY AND STORM DRAINAGE EASEMENTS ARE GRANTED IN ALL COMMON AREAS, EXCLUSIVE OF BUILDINGS, AS DESCRIBED IN DECLARATION OF EASEMENTS AND CONDITIONS, RECORDED 11/15/07, A.F. 4395451. NO ADDITIONAL EASEMENT S ARE ANTICIPATED.
- THERE ARE NO EXISTING BUILDINGS TO REMAIN ON THE SITE.
- THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% WITHIN 500' OF THE SITE.
- EXISTING ROAD WIDTHS AND MATERIALS ARE SHOWN ON SHEET C1.
- ALL SITE DISTANCE STANDARDS WILL BE MET.

AUTOZONE SITE DEVELOPMENT NOTES:

ZONING: C-3

PARKING REQUIRED: 1/300 SF = 23 STALLS

PARKING PROVIDED: 39 TOTAL STALLS, 2 ACCESSIBLE STALLS

SITE ADDRESS: 9512 NE US HIGHWAY 99, VANCOUVER, WA

PARCEL: A.F. 423261 TRACT 2 (35,360 SF)

PARCEL SERIAL NUMBER: 144976-000

NOTE: THE SITE WAS ORIGINALLY PAVED PARKING FOR THE GROCERY STORE THEN REDEVELOPED INTO A 6 PUMP FUELING FACILITY IN 2002. THE FUELING FACILITY WAS REMOVED IN 2008.

STORM WATER INFORMATION:

SITE WILL BE GRADED TO CONTINUE SHEET DRAINING TO EXISTING WINCO CATCH BASINS AND STORM DRAINAGE SYSTEM AS ORIGINALLY DESIGNED AND CONSTRUCTED. AUTOZONE WILL HAVE MORE LANDSCAPING AND LESS IMPERVIOUS SURFACE AREA THAN THE ORIGINAL PAVED PARKING LOT AND/OR FUELING FACILITY AT THIS SITE.

EASEMENT INFORMATION:

ACCESS, UTILITY AND STORM DRAINAGE EASEMENTS ARE GRANTED IN ALL COMMON AREAS, EXCLUSIVE OF BUILDINGS, AS DESCRIBED IN DECLARATION OF EASEMENTS AND CONDITIONS, RECORDED 11/15/07, A.F. 4395451.

LINE TYPE LEGEND

— P/L —	EXISTING PROPERTY LINE
— W —	PROPOSED WATER LINE
--- W ---	EXISTING WATER LINE
— SS —	PROPOSED SANITARY SEWER
--- SS ---	EXISTING SANITARY SEWER
--- SD ---	EXISTING STORM DRAIN
— 202 —	PROPOSED CONTOUR
- - - 202 - - -	EXISTING CONTOUR

Engineers • Surveyors • Planners

J-U-B ENGINEERS, Inc.
2810 W. Clearwater Avenue
Suite 201
Kennewick, Washington 99336
Phone: 509.783.2144
Fax: 509.736.0790
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF J-U-B ENGINEERS, INC. NO PART OF THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.	NO.	REVISION	DESCRIPTION	BY	APR.	DATE

Proposed AutoZone #4106
Vancouver, WA

Site Plan Review

FILE:30-09-023-PREAPPCOMMENTS
DRAWN BY: PDA
DESIGN BY: PDA
CHECKED BY: VJL
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/12/2009
DATE PLOTTED: 10/12/2009
SHEET

C2